

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 03.05.2021 to 1) Mr.Saneesh T D, 2) Mr.Divakaran 3) Mrs Saritha; all having address at Thamarassery House, Puzhikkala, Punnayurkulam P O, Thrissur-679561 as borrowers/ Guarantors under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken symbolic possession of the immovable property, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 14.09.2021.

AND WHEREAS, the borrower/ guarantors have failed to pay the amount, Notice is hereby given that the immovable property more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 33,85,722.61 (Rupees Thirty Three Lakhs Eighty-Five Thousand Seven Hundred Twenty Two and Paise Sixty One Only) as on 20.06.2022 together with further interest, penal interest from 21.06.2022 and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Divakaran and Mrs Saritha												
Description of property	All that piece and Parcel of land having an extent 5.29 ares of Land with all rights and improvements thereon along with building having area of 1100 sqft (Approx) with building number 14/512 in Survey No.358/1 and 358/2A in Kadikkad Village, Chavakkad Taluk, Thrissur District, owned by Mr. Divakaran and Mrs Saritha mentioned in Sale Deed 919/90 dated 30-07-1990 registered at Sub Registrar Office Andathod Thrissur District and bounded as follows :- <table><tr><td>North</td><td>:</td><td>Road</td></tr><tr><td>South</td><td>:</td><td>Property of Sundaran</td></tr><tr><td>East</td><td>:</td><td>Property of Sundaran</td></tr><tr><td>West</td><td>:</td><td>Property of Kayyummu</td></tr></table>	North	:	Road	South	:	Property of Sundaran	East	:	Property of Sundaran	West	:	Property of Kayyummu
North	:	Road											
South	:	Property of Sundaran											
East	:	Property of Sundaran											
West	:	Property of Kayyummu											
Reserve Price	Rs.37,00,000/- (Rupees Thirty Seven Lakhs Only)												
Earnest Money Deposit (EMD)	Rs. 3,70,000/- (Rupees Three Lakhs Seventy Thousand Only)												
Date and Place of Sale	25.07.2022 at 12.15 PM, The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole, Thrissur-03												

TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis and "as is what is" condition and the Bank is not responsible for title, condition or any other fact affecting the property. The

The South Indian Bank Ltd., Regional Office Thrissur, Platinum Jubilee Building, Civil Lane Road, Ayanthole Thrissur-680003
ro1006@sib.co.in

Regd. Office : SIB House, TB Road, Mission Quarters, Thrissur, Kerala - 680001
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- particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/ Thrissur North Branch at Round North , Alka Building First Floor, Round North, Thrissur, Kerala- 680001 and Thrissur Regional Office at Platinum Jubilee Building, Civil Lane Road, Ayyanthole, Thrissur- 680003 and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrances, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
 - 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof and PAN Card copy. In case the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
 - 4) All amounts payable regarding the sale including EMD shall be paid by way of RTGS/DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Thrissur.
 - 5) Interested Tenderers shall submit Demand Draft/RTGS receipt as the case may be for the EMD at The South Indian Bank Ltd. Thrissur Regional Office along with the Tender in a sealed cover before 11.45 AM on 25.07.2022.
 - 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
 - 7) The Authorised Officer has got right to cancel/ postpone the Auction sale without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
 - 8) The Sealed Tenders will be opened by the Authorised Officer on 25.07.2022 at 12.15 PM. Any tender received quoting a price below the Reserve Price will be rejected outright.
 - 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
 - 10) The Successful Tenderer should pay 25 % of the tender amount (less EMD) on receipt of bid acceptance letter in his favour or not later than the next working day after the date of Tender Cum Auction sale and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Secured Creditor.
 - 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.

The South Indian Bank Ltd., Regional Office Thrissur, Platinum Jubilee Building, Civil Lane Road, Ayyanthole Thrissur-680003. 

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- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 13) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC regarding the property item from 01.01.1988 to 21.05.2022 and the following encumbrance is noted:
- OS 1290/08, IA 8050/18, dated 12.11.2018 Chavakkad Munsiff Court
 - OS 143/19 IA 1530/19 dt 27.11.2019 Chavakkad Sub Court
 - OS 143/19 IA 1532/19 dt. 30.12.2020 Central Nazim Chavakkad Sub Court

However, the said encumbrance has been created after mortgaging the property in favour of the bank. There is no encumbrance over the property to the knowledge of the bank other than those mentioned herein.

- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd, Thrissur North Branch during working hours.

For The South Indian Bank Ltd.


Authorised Officer

AUTHORISED OFFICER

Date: 21.06.2022

Place: Thrissur

